



## Mount Vernon Advisor BoS BRIEF

[www.fairfaxcounty.gov/mountvernon](http://www.fairfaxcounty.gov/mountvernon) July 26, 2017



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The following are highlights from the Board of Supervisors meeting held on July 25, 2017. We have included items of particular interest to Mount Vernon residents. For additional information, please go to the County's [Board Agenda and Meeting Schedule section on the County's webpage](#). You may listen to highlights from the Board meeting on your computer or listen directly on iTunes. [Subscribe to the podcast, or choose a program and listen in.](#)

## A MESSAGE FROM SUPERVISOR STORCK



Today is a great day to be a Mount Vernon District resident, and before you scroll any further, I'd like to share with you two exciting developments that occurred at the July 25th Board of Supervisors meeting.

**Novus Kings Crossing, a proposal to redevelop a 5.29-acre site in the Penn Daw Community Business Center, was unanimously approved by the Board.** The developer will construct a high-quality, mixed-use multi-family building with 350 units and unique onsite park amenities. This new development with Cafritz Interests and Novus Residences creates a unique opportunity to enhance revitalization on Richmond Highway, bring development partners to our corridor, and create an economic investment in our community. The project aligns closely with our goals of Embark Richmond Highway, which calls for increased density around the Community Business Centers to support Bus Rapid Transit and shows that the Richmond Highway corridor is pivoting to the 21st century.



Also, after working closely with county staff over the past few months, I was pleased to announce that **Fairfax County acquired 2.32 acres of land located at 6318 Quander Road in the Mount Vernon District**. This property has been in the ownership of the Quander Family for well over one hundred years and carries with it the legacy of the Quanders as a pre-eminent family in the history of Fairfax County. The Quander family is believed to be one of the oldest documented families of African ancestry in present day America, some of whom are descendants of slaves of George Washington.

The Quander Property is adjacent to the county-owned Fairchild property and provides access to the land from Quander Road. Both the Quander and the Fairchild properties are undergoing county-funded stream restoration, and once completed would serve to provide a green network of new public parks, green spaces and recreation facilities connected to natural resources. This network also supports the community's efforts through the Embark planning initiative to re-envision revitalization along the Richmond Highway Corridor, augmented with new transportation systems, and as such is a welcome opportunity to honor past history as well as future planning efforts.

## PRESENTATIONS

**Presentation of the Sheriff's Office and the Police Department's accreditation by the Virginia Law Enforcement Professional Standards Commission.**



**Presentation of the Cox Conserves Hero award to Nancy Vehrs by Cox Communications Virginia.**



The Board also designated:

- September 2017 as Food Safety Education Month in Fairfax County.
- September 2017 as Kinship Care Awareness Month in Fairfax County.



## ADMINISTRATIVE ITEMS

**Admin 1:** The Board authorized an advertisement for a public hearing on the County and Schools' FY 2017 Carryover Review to amend the appropriation level in the FY 2018 revised budget plan.

For more information on the FY 2017 Carryover budget, please click [here](#).

**Admin 3:** The Board endorsed traffic calming measures and "Watch for Children" signs as part of the Residential Traffic Administration Program.

For more information on the approved traffic calming measures, please review pages 35-38 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Admin 9:** The Board authorized the Department of Family Services to apply for and accept grant funding, if received, from the Department of Health and Human Services, Administration for Children and Families, Office of Head Start in the amount of \$108,064, including \$21,613 in Local Cash Match. Funding is specifically being provided by the grantor to support a cost of living adjustment of 1.0 percent and to offset higher operating costs for the Head Start, Early Head Start and Early Head Start Child Care Partnership and Expansion Grants.

For more information, please review pages 57-65 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

## ACTION ITEMS

**Action 4:** The Board approved the issuance by the Fairfax County Redevelopment and Housing Authority (FCRHA) of tax-exempt and/or taxable bonds in an amount not to exceed \$20 million for the benefit of Murraygate Village Apartments (the Property) in the Lee District. In Addition, Board authorization was granted for the FCRHA to submit an application to the Virginia Department of Housing and Community Development (VADHCD) for tax-exempt and/or taxable bond allocation for the Property.

For more information, please review pages 140-160 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Action 5:** The Board approved the final Consolidated Plan One-Year Action Plan for FY 2018 as issued by the Consolidated Community Funding Advisory Committee.

For more information on the Consolidated Plan One-Year Action Plan, please review pages 161-266 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Action 6:** The Board approved the Memorandum of Understanding between the Fairfax County Board of Supervisors and the Fairfax County School Board regarding implementation of a joint MS4 program.

For more information on the Memorandum of Understanding, please review pages 267-283 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Action 7:** The Board approved an explanatory statement for the school bond referendum planned to be held in conjunction with the November general election.

For more information on the 2017 bond referendum, please review pages 284-288 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Action 11:** The Board approved the draft Board of Supervisors' meeting schedule for calendar year 2018.

For more information on the draft Board of Supervisors' meeting schedule, please review pages 460-461 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

**Action 13:** The Board approved staff to process payment vouchers for items previously approved and appropriated in FY 2017.

For more information on the FY 2017 Year-End Processing, please review pages 471-472 of the Board Package by using the following link:

[www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf](http://www.fairfaxcounty.gov/government/board/bdagenda/2017/july25-board-package-revised.pdf)

## BOARD MATTERS

## 1. Joint Board Matter with Supervisor Dan Storck and Chairman Bulova for Workhouse Brewfest

### **Background**

Breweries, cideries, wineries, and distilleries from Fairfax County and the entire region will be pouring at the Workhouse Brewfest on August 12, at the Workhouse Arts Center in Lorton from 1:00-8:00 pm. There will be artist demonstrations, demos, beer talks, and guests will be able to dance to the sounds of 12 of the region's most exciting bands!

Brewfest is presented by the Workhouse Arts Center and supported by Fairfax County, the Fairfax County Park Authority, Celebrate Fairfax, and Visit Fairfax, as part of the county's plan to boost our local economy. Events like Brewfest accomplish several of the goals of our overall Economic Strategic plan including:

- Encouraging entrepreneurs and innovation
- Promoting arts, hospitality and tourism
- Supporting events that cultivate a vibrant, energized community

Brewfest also highlights the craft beer industry as a big business in the state. Craft breweries employ nearly 10,000 people and produce more than \$1 billion in economic impact in the state, according to the Brewers Association. There are more than 164 licensed craft breweries in the state – including 9 in Fairfax County. Of course, the arts also contribute significantly to the economic health and growth of our county and enhance its appeal to many audiences.

The Workhouse is also soliciting volunteers to help make this event possible. The Brewfest "BrewCrew" will receive free admission and reduced-price tasting glasses for their help. Signup is available at <https://2017workhousebrewfestvols.my-trs.com/>

Tickets and more information can be found online at [www.workhousebrewfest.org](http://www.workhousebrewfest.org), or on Facebook, Twitter, and Instagram @WACBrewfest.

### **Proposed Action**

Therefore, Madame Chair, I ask, with unanimous consent, that the Board of Supervisors direct the Office of Public Affairs and the Public Affairs Bureau of the Fairfax County Police Department to advertise this information during the week's mentions to increase awareness to the Fairfax County community.

## 2. Request for a Proclamation on the 50th Anniversary of the Founding of the Wessynton Community

### **Background**

Wessynton is a community of 156 single-family homes located on a 65 acre parcel that once was part of George Washington's Mansion House Farm at Mount Vernon. Founded in 1967, Wessynton was the first planned development in Fairfax County for Miller & Smith, which went on to build nearly 17,000 homes across Northern Virginia and Maryland, including Kingstowne. Wessynton was designed by Deigert & Yerkes and Associates, a firm that was among our area's leading proponents of mid-20th-century modern design, with notable commissions including the Madeira School Theater and Student Building and the National Arboretum Headquarters, Washington, DC (listed on the National Register of Historic Places).

The brick faces and exterior colors selected for Wessynton homes creates a combination of earth-tone hues that blend with the natural, park-like forest surroundings. The Virginia Society of the American Institute of Architects bestowed its "Test of Time" award to recognize the lasting value and preservation of Wessynton's original architectural design, upon its 25th anniversary. Now 25 years later, Wessynton continues to uphold its design principles and preserve its bucolic environment, which George Washington would have appreciated when he surveyed the "heavily wooded" land at age 17.

### **Proposed Action**

Therefore, Madame Chairman, I ask, with unanimous consent, that the Office of Public Affairs prepare a proclamation commending and congratulating the Wessynton Homes Association on the occasion of their 50th anniversary.

## 3. Request to Initiate Plan Language Amendment for SkyView Drive Properties

### **Background**

This motion relates to tax map references 101-3((10))6A and 7A. These two lots are located on Sky View Drive and are completely surrounded on their north, east and south sides by the Skyview Park townhome community. These lots were not part of the original rezoning that created Skyview Park in 2002, and this represents the classic scenario of infill development coming, in this case, 15 years after the original development. The purpose of this motion is to initiate a Plan amendment to evaluate the impacts of Plan language for these properties to match the density of the Skyview Park subdivision which surrounds them on three sides.

### **Proposed Action**

Therefore, I move the Board authorize the consideration of an amendment to the Comprehensive Plan for tax map parcels 101-3((10))6A and 7A that is otherwise consistent with this Motion which may be considered concurrently with a rezoning application for the subject properties.

*Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application.*

#### **4. Request for Concurrent Processing and Expedited Board Hearing (Combined Notice) for RZ 2015-MV-015, L&F Bock Farm, LLC**

##### **Background**

The pending rezoning application RZ 2015-MV-015 is a request to develop 35 single family attached homes on a portion of what is known as Bock Farm. This application has spent an extensive amount of time being reviewed by community and has received a recommendation of support from the Environment and Recreation Committee, the Transportation Committee and the Planning & Zoning Committee of the Mount Vernon Council of Citizens Association.

The Applicant has submitted their final plan addressing staff comments. The Planning Commission public hearing is scheduled for September 14, 2017. In light of these circumstances, the applicant has requested permission to begin concurrent processing of the site plan. The applicant has also asked for an expedited Board hearing date to be scheduled as soon after the Planning Commission public hearing as possible and for the ability to provide the public hearing notice required under Zoning Ordinance Section 18-110 for the Planning Commission and Board of Supervisors public hearings in a single notification to the property owners required to be notified under Section 18-110.

##### **Proposed Action**

Therefore, I move that the Board authorize the Department of Land Development Services to concurrently process the site plan and other engineering approvals associated with this pending application. I also ask the Board to authorize a combined public notice for the Planning Commission and for the Board of Supervisors hearings for purposes of meeting the requirements of Zoning Ordinance Section 18-110.

*Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application.*

#### **5. Request to Set the Date for the Public Hearing for PCA 91-V-003 to a date certain of September 12, 2017 and Request the Concurrent Processing of the Minor Site Plan**

##### **Background**

The Sumner Crossing Homeowners Association, a planned community in Lorton of 45 homes, is proposing to expand their off-street parking to meet the demand for additional resident and visitor parking for their large community. Due to a defect in their operating documents, garage owners are permitted to use the spaces originally planned for non-garage owners, as a result the HOA is proposing to construct additional off-street parking to address this problem. However, due to a reduction in open space below the originally proffered amount, a PCA was required. Further, due to the amount of time and the serial process for the Minor Site Plan and Site Permit required for construction, combined with the need for this type of project to be constructed prior to the less-than-favorable and unpredictable weather periods of November and December, the Association is requesting the first available Board date for their public hearing on their PCA application and expeditious and concurrent processing of the required Minor Site Plan and Site Permit.

Since these type of improvements in townhome communities reduce the demand on our public streets for townhouse visitor parking and would be appropriately convenient and well used by the community they would serve. The Planning Commission has recommended the project for approval.

##### **Proposed Action**

Therefore, Madam Chairman, I move that the Board of Supervisors set the date for the public hearing for PCA 91-V-003 to a date certain of September 12th, 2017 and to further direct the Director of the Department of Public Works & Environmental Services to expedite and concurrently process the Minor Site Plan, paperwork, and applications which are necessary to obtain a Site Permit for the expansion of the off-street parking for the Sumner Crossing Homeowners Association.

*Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application.*

#### **6. Joint Board Matter with Supervisor Cook and Supervisor Storck on Cracking Down on Underage Drinking at Parties**

##### **Background**

Right now we are in the middle of summer, but soon school will begin. With school comes a lot of things. One of them is the return of large, alcohol-serving parties in private homes, attended by dozens, sometimes hundreds, of underage youth. These parties are not just kids being kids, or having some fun. When youth drink large amounts of alcohol, it is only a matter of time until our Fire and Rescue Department is responding to a fatal car accident, or our police are taking statements regarding a sexual assault allegation. If

we are "lucky," the result is more minor-perhaps kids getting sick in the bushes.

Our police already work hard to shut down these dangerous, illegal events. Groups such as MADD – Mothers Against Drunk Driving – continually urge restraint in drinking. Our Board every Spring passes the "Parents Who Host Lose the Most" proclamation. Yet the parties continue, along with the deadly consequences. As a parent of three teenagers, I know large parties involving our youth occur most weekends in the Fall, and alcohol is served.

### **Proposed Action**

As Chair of the Public Safety Committee of this Board, I believe it is time to redouble our efforts to combat dangerous, illegal underage alcohol parties in private homes. Therefore, I move that the Board direct staff to engage in the following activities:

- (1) The Chief of Police is directed to continue, and expand if possible, current efforts to combat underage drinking of alcohol.
- (2) The Chief of Police is directed to publicize widely arrests made of parents who serve alcohol to youth, to deter others from this dangerous activity.
- (3) That the Office of Public Affairs and the Police Department develop a targeted public education effort to ask homeowners to call the police non-emergency number, 703-691-2131, to report parties where it appears alcohol is being served to youth.

I ask that members of this Board assist in distributing the developed messaging through our own communication networks as well. Homeowners and Civic Associations are encouraged to push their members to report illegal parties. No one wants to be thought of as a "snitch," and most people do not want to report neighbors to the government for anything. But we must convince our residents that making the call to stop teen drinking saves lives, pure and simple.

I ask that the Board endorse this effort to maximize the already significant efforts this county makes to combat youth drinking of alcohol.

So moved.

## **PUBLIC HEARINGS**

**Public Hearing on RZ 2016-MV-002 (Novus Property Holdings LLC) to Rezone from C-8 and R-4, CRD and HC to PRM, CRD and HC to Permit Mixed Use Development with an Overall Floor Area Ratio of 2.12 and Approval of the Conceptual Development Plan, Located on Approximately 5.29 Acres of Land. Supervisor Storck's main points for approval of the application are below.**

- The Board approved RZ 2016-MV-002 and FDP 2017-MV-002, commonly referred to as NOVUS Kings Crossing, which proposes to redevelop a 5.3 acre site in the Penn Daw Community Business Center to allow for the construction of a mixed use multi-family building with approximately 350 units.
- Located in the Richmond Highway Revitalization District, the proposed site is currently home to a Wendy's, a martial arts academy and two vacant buildings. This site may visually remind you of Richmond Highway's past.
- This new development with Cafritz Enterprises and Novus Residences creates a unique opportunity to enhance revitalization on Richmond Highway, bring development partners to our corridor, and create an economic investment in our community.
- The developer has created a relationship and worked with the Spring Bank community since the summer of 2013, and I appreciate the relationship they've cultivated as they've worked through the application.
- Their commitment is evident today as you've heard testimonies and received letters of support from many of the key stakeholders in the Mount Vernon District, including the Mount Vernon Council of Citizens' Association, the Southeast Fairfax Development Corporation, the Spring Bank Home Owners Association, and the Mount Vernon Lee Chamber of Commerce.
- The Washington Business Journal recently posted an article about how this project is not your typical Richmond Highway project, but maybe it sets a "trend." Residents and business have clearly voiced their support for this.
- As we continue to talk about revitalization and our commitment to making the right kinds of changes in the Mount Vernon & Lee Districts, this application has shown us that we are going to have to have more conversations about balancing the county's policies with revitalization and the business reality of what can be accomplished. We are going to have to look at some applications with an open mind and take chances and risks to encourage high quality development.
- This project aligns with our goals with Embark, bringing Bus Rapid Transit to Richmond Highway and

ultimately the Metro, by increasing density around the Community Business Centers.

- This application comes before us today with minor outstanding issues; however, it is my opinion that the applicant has adequately addressed them to the community, the Planning Commission, and to my satisfaction.
- I am satisfied with the applicant's proffer to construct the private road to VDOT standards, and I am convinced the interim improvements that the staff is requesting will be met by the completion of the project.
- Most importantly, the Applicant has agreed to increase their fair share contribution to the Park Authority from zero dollars to \$250,000; this is in addition to all the unique on-site public park amenities shown on the Final Development Plan. The applicant has also agreed to supplement the \$250,000 contribution with funds remaining from the onsite park facilities.
- With the updated proffers and overwhelming support from the community, it is my pleasure to make a motion to approve the application.

## SHORT-TERM RENTAL

Fairfax County is working to create proposed zoning rules for what are called short-term rentals. These are homes, condos and apartments rented out for less than 30 days on websites like Airbnb, Homeaway, VRBO, FlipKey, or Roomorama.

**We would like your feedback to help us develop our proposal. Please take this short, 12-question survey by August 31, 2017: <https://www.surveymonkey.com/r/short-term-rentals>**

The regulations may address:

Where these rentals would be allowed in the county

How often they could be rented out

What types of properties could be rented out

How many people would be allowed to stay in a property at any one time

For more information, including future public meeting dates, visit <http://www.fairfaxcounty.gov/dpz/short-term-rentals.htm>, or call the Zoning Administration Division at 703-324-1314, TTY 711.

## UPCOMING EVENTS

### Embark Meeting 3 of 3 With Supervisor Storck - July 27, 2017 at Woodlawn Elementary School

The third and final series of the mini Embark meetings will take place this Thursday, July 27, 2017, at Woodlawn Elementary School starting at 7:00 PM - 9:00 PM.

If you live, work, or play in the South County Center, Woodlawn, and Fort Belvoir area please join Supervisor Storck for a community discussion on the upcoming comprehensive plan changes in preparation for the Embark project.

The Comprehensive Plan is a dynamic document which is used by the Board of Supervisors, the Planning Commission, county staff and the public to guide land use, transportation and public facility decision making. This is your opportunity to hear about the proposed changes and ask any questions and share your concerns.



Embark Richmond Highway is a revitalization initiative focused on creating a multimodal future for the Richmond Highway Corridor. Some of the improvements include:

- Implementing Bus Rapid Transit (BRT) along Richmond Highway;
- Planning for nine BRT stations from Huntington Metrorail Station to Accotink Village, Fort Belvoir in Phases I and II of the preferred alternative;

- Evaluating the planned land use density and the mix of land uses within a ½ mile radius of the proposed stations;
- Considering urban design guidance and other elements supportive of BRT;
- Constructing six vehicular travel lanes on Richmond Highway;
- Providing additional vehicular, bicycle, and pedestrian connections along the corridor; and
- Supporting the future Metrorail Yellow Line extension from Huntington to Hybla Valley.

## Workhouse Arts Center Brewfest - August 12, 2017



**BEER.**  
AUGUST 12 | 1-8pm

craft breweries • artisan distilleries • virginia wineries

Breweries, cideries, wineries, and distilleries from Fairfax County and the entire region will be pouring at the Workhouse Brewfest on August 12, at the Workhouse Arts Center in Lorton from 1:00-8:00 pm. There will be artist demonstrations, demos, beer talks, and guests will be able to dance to the sounds of 12 of the region's most exciting bands!

Tickets and more information can be found online at [www.workhousebrewfest.org](http://www.workhousebrewfest.org), or on Facebook, Twitter, and Instagram @WACBrewfest.

## Deer Management Public Meetings - August 15, 2017

On Tuesday, August 15, 2017, from 7 PM to 8 PM, a public information meeting will be held at the Mount Vernon Governmental Center, 2511 Parkers Lane, regarding the 2017 & 2018 Deer Management Program. Experts from the County will provide an overview of the program and answer any questions you may have prior to the upcoming program season.

Each year, deer management is conducted in select Fairfax County parks as part of a program conducted by the Fairfax County Police Department with the Fairfax County Park Authority and NOVA Parks.

The Fairfax County Deer Management Program uses the safest, most effective, and most sustainable deer management methods as permitted by the Virginia Department of Game and Inland Fisheries.

For more information, please click [here](#).



## Rain Barrel Workshop - August 19, 2017



Rain Barrel Workshops

On Saturday, August 19, 2017, from 10 AM to noon, please join the Northern Virginia Soil and Water Conservation District at the Mount Vernon Governmental Center, 2511 Parkers Lane, for an exciting build-your-own rain barrel workshop.

Rain barrels can be placed under your downspouts to capture runoff from the roof. By installing a rain barrel at your home you will:

1. **Provide your plants with water they will love;**
2. **Save money and water;**
3. **And protect the Chesapeake Bay.**

For more information and to register for the 2017 Build-Your-Own Workshop, please click [here](#).

